

Rec. 16.001521 \$910.00 10/23/19



City of Fitchburg
Planning/Zoning Department
5520 Lacy Road
Fitchburg, WI 53711
(608-270-4200)

LAND DIVISION APPLICATION

RB

The undersigned owner, or owner's authorized agent, of property herein described hereby submits ten (10) copies of the attached maps, one (1) copy no larger than 11" x 17", and one (1) pdf document of the complete submittal (planning@fitchburgwi.gov) for approval under the rules and requirements of the Fitchburg Land Division Ordinance.

1. Type of Action Requested:
- ☒ Certified Survey Map Approval
 - ☐ Preliminary Plat Approval
 - ☐ Final Plat Approval
 - ☐ Replat
 - ☐ Comprehensive Development Plan Approval

2. Proposed Land Use (Check all that Apply):

- ☐ Single Family Residential
- ☐ Two-Family Residential
- ☐ Multi-Family Residential
- ☒ Commercial/Industrial

3. No. of Parcels Proposed: 2

4. No. Of Buildable Lots Proposed: 2

5. Zoning District: Lot 1 - Highway Business District, Lot 2 - General Business District

6. Current Owner of Property: Lot 1-Benjamin Building Company, Lot-2 Benjamin Investments 2, Inc.

Address: 2870 Commerce Park Dr. Fitchburg, WI 53719

Phone No: 608-271-7071

7. Contact Person: Tim Held PLS - KL Engineering

Email: theld@klengineering.com

Address: 5400 King James Way Madison, WI 53719

Phone No: 608-663-1218

8. Submission of legal description in electronic format (MS Word or plain text) by email to: planning@fitchburgwi.gov

Pursuant to Section 24-2 (4) of the Fitchburg Land Division Ordinance, all Land Divisions shall be consistent with the currently adopted City of Fitchburg Comprehensive Plan.

Respectfully Submitted By: Dale Benjamin Dale Benjamin

Owner's or Authorized Agent's Signature

Print Owner's or Authorized Agent's Name

PLEASE NOTE - Applicants shall be responsible for legal or outside consultant costs incurred by the City. Submissions shall be made at least four (4) weeks prior to desired plan commission meeting.

For City Use Only: Date Received: 10/21/19

Ordinance Section No. _____ Fee Paid: \$910.00

Permit Request No. CS-2321-19

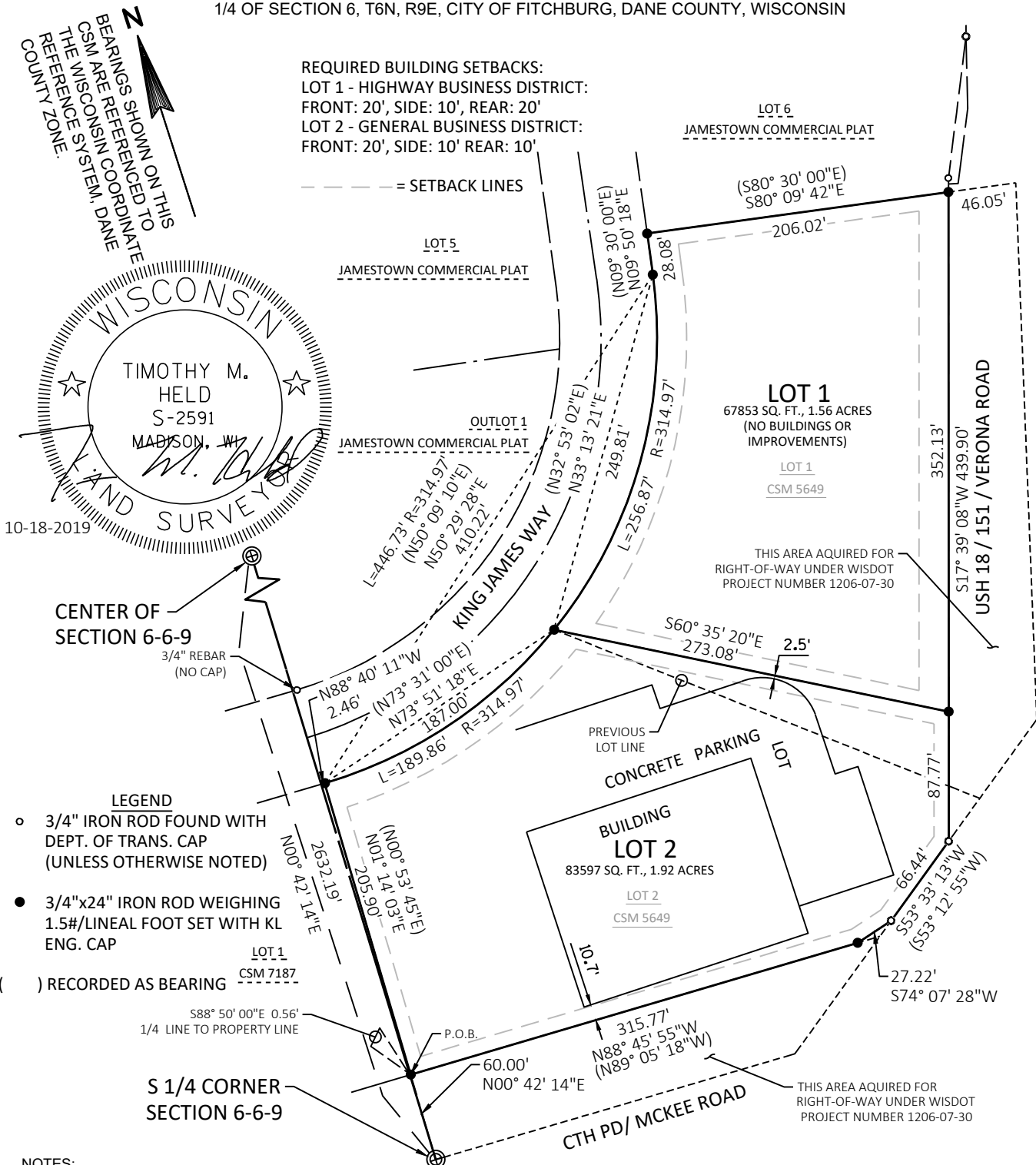
Proposed CSM Legal Description: 5396-5400 King James Way

A PARCEL OF LAND LOCATED IN PART OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 5649, RECORDED IN VOLUME 26, PAGE 163, AS DOCUMENT NUMBER 2108331, DANE COUNTY REGISTER ON DEEDS, DANE COUNTY, WISCONSIN, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, THENCE N00°42'14"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 6, 60.00 FEET TO THE NORTHERN RIGHT-OF-WAY OF CTH PD/MCKEE ROAD; THENCE S88°50'00"E ALONG SAID RIGHT-OF-WAY 0.56' TO THE POINT OF BEGINNING; THENCE N01°14'03"E, 205.90 FEET TO THE SOUTHEASTERN RIGHT-OF-WAY OF KING JAMES WAY; THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 314.97 FEET AND A CHORD WHICH BEARS N50°29'28"E, 410.22 FEET TO A POINT OF TANGENCY; THENCE N09°50'18"E ALONG SAID RIGHT-OF-WAY, 28.08 FEET; THENCE S80°09'42"E, 206.02 FEET TO THE EASTERN RIGHT-OF-WAY OF USH 18/151/VERONA ROAD; THENCE S17°39'08"W ALONG SAID RIGHT-OF-WAY, 439.90 FEET; THENCE S53°33'13"W ALONG SAID RIGHT-OF-WAY, 66.44 FEET TO THE NORTHERN RIGHT-OF-WAY OF CTH PD/MCKEE ROAD; THENCE S74°07'28"W ALONG SAID RIGHT-OF-WAY, 27.22 FEET; THENCE N88°45'55"W ALONG SAID RIGHT-OF-WAY, 315.77 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 151,450 SQUARE FEET, OR 3.48 ACRES.

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 1 & 2 CERTIFIED SURVEY MAP NUMBER 5649 RECORDED IN VOLUME 26, PAGE 163, AS DOCUMENT NUMBER 2108331 DANE COUNTY REGISTER ON DEEDS, DANE COUNTY WISCONSIN, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN



OWNER LOT 1:
BENJAMIN BUILDING COMPANY, LLC.
c/o DALE BENJAMIN
2870 COMMERCE PARK DR.
FITCHBURG, WI 53719

OWNER LOT 2:
BENJAMIN INVESTMENTS 2, INC.
c/o DALE BENJAMIN
2870 COMMERCE PARK DR.
FITCHBURG, WI 53719

KL Engineering
[A] Better Experience
5400 King James Way
Suite 200
Madison, WI. 53719

SHEET 1 OF 3

CERTIFIED SURVEY MAP NO. _____

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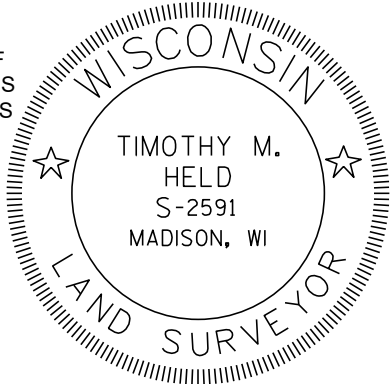
SURVEYOR'S CERTIFICATE:

I, TIMOTHY M. HELD, WISCONSIN PROFESSIONAL LAND SURVEYOR S-2591, HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNER LISTED HEREON, I HAVE SURVEYED, DIVIDED AND MAPPED A PARCEL OF LAND LOCATED IN PART OF LOTS 1 & 2, CERTIFIED SURVEY MAP NUMBER 5649, RECORDED IN VOLUME 26, PAGE 163, AS DOCUMENT NUMBER 2108331, DANE COUNTY REGISTER ON DEEDS, DANE COUNTY, WISCONSIN, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 6, THENCE N00°42'14"E ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 6, 60.00 FEET TO THE NORTHERN RIGHT-OF-WAY OF CTH PD/MCKEE ROAD; THENCE S88°50'00"E ALONG SAID RIGHT-OF-WAY 0.56' TO THE POINT OF BEGINNING; THENCE N01°14'03"E, 205.90 FEET TO THE SOUTHEASTERN RIGHT-OF-WAY OF KING JAMES WAY; THENCE ALONG SAID RIGHT-OF-WAY ALONG THE ARC OF A CURVE TO THE LEFT WHICH HAS A RADIUS OF 314.97 FEET AND A CHORD WHICH BEARS N50°29'28"E, 410.22 FEET TO A POINT OF TANGENCY; THENCE N09°50'18"E ALONG SAID RIGHT-OF-WAY, 28.08 FEET; THENCE S80°09'42"E, 206.02 FEET TO THE EASTERN RIGHT-OF-WAY OF USH 18/151/VERONA ROAD; THENCE S17°39'08"W ALONG SAID RIGHT-OF-WAY, 439.90 FEET; THENCE S53°33'13"W ALONG SAID RIGHT-OF-WAY, 66.44 FEET TO THE NORTHERN RIGHT-OF-WAY OF CTH PD/MCKEE ROAD; THENCE S74°07'28"W ALONG SAID RIGHT-OF-WAY, 27.22 FEET; THENCE N88°45'55"W ALONG SAID RIGHT-OF-WAY, 315.77 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL CONTAINS 151450 SQUARE FEET, OR 3.48 ACRES.

I FURTHER CERTIFY THAT THIS SURVEY IS IN COMPLIANCE WITH THE PROVISIONS OF CHAPTER 236.34 OF THE WISCONSIN STATUTES AND THE LAND DIVISION ORDINANCES OF THE CITY OF FITCHBURG IN SURVEYING, DIVIDING AND MAPPING THE SAME AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

Timothy M. Held 10-18-2019
TIMOTHY M. HELD S-2591 DATE



CORPORATE OWNER'S CERTIFICATE:

BENJAMIN BUILDING COMPANY, LLC, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER OF LOT 1, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. BENJAMIN BUILDING COMPANY, LLC, DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

THE CITY OF FITCHBURG

IN WITNESS WHEREOF, THE SAID BENJAMIN BUILDING COMPANY, LLC, HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, MEMBER, AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____, DAY OF _____, 20____.

DALE BENJAMIN MEMBER
STATE OF WISCONSIN)
DANE COUNTY) SS


PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20____, _____, MEMBER, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH MEMBER, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NAME
NOTARY PUBLIC, _____, WISCONSIN
MY COMMISSION EXPIRES _____.

CITY OF FITCHBURG APPROVAL:

THIS CERTIFIED SURVEY, INCLUDING ANY DEDICATIONS SHOWN THEREON, HAS BEEN DULY FILED WITH AND APPROVED BY THE COMMON COUNCIL OF THE CITY OF FITCHBURG, DANE COUNTY, WISCONSIN.

CITY CLERK



[A] Better Experience
5400 King James Way
Suite 200
Madison, WI. 53719

SHEET 2 OF 3

CERTIFIED SURVEY MAP NO. _____

PART OF LOTS 1 & 2 CERTIFIED SURVEY MAP NUMBER 5649 RECORDED IN VOLUME 26, PAGE 163, AS DOCUMENT NUMBER 2108331 DANE COUNTY REGISTER ON DEEDS, DANE COUNTY WISCONSIN, LOCATED IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 6, T6N, R9E, CITY OF FITCHBURG, DANE COUNTY, WISCONSIN

CORPORATE OWNER'S CERTIFICATE:

BENJAMIN INVESTMENTS 2, INC., A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, AS OWNER OF LOT 2, DOES HEREBY CERTIFY THAT SAID CORPORATION CAUSED THE LAND DESCRIBED ON THIS CERTIFIED SURVEY MAP TO BE SURVEYED, DIVIDED AND MAPPED AS REPRESENTED HEREON. BENJAMIN INVESTMENTS 2, INC., DOES FURTHER CERTIFY THAT THIS PLAT IS REQUIRED BY S.236.10 OR S.236.12 TO BE SUBMITTED TO THE FOLLOWING FOR APPROVAL OR OBJECTION:

THE CITY OF FITCHBURG

IN WITNESS WHEREOF, THE SAID BENJAMIN INVESTMENTS 2, INC., HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS PRESIDENT, AT _____ WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED ON THIS _____, DAY OF _____, 20__.

DALE BENJAMIN, PRESIDENT
BENJAMIN INVESMENTS 2, INC.
STATE OF WISCONSIN)
DANE COUNTY) SS

PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, _____, PRESIDENT, OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH PRESIDENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICER AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NAME
NOTARY PUBLIC, _____, WISCONSIN
MY COMMISSION EXPIRES _____.

CONSENT OF CORPORATE MORTGAGEE:

MONONA BANK, A CORPORATION DULY ORGANIZED AND EXISTING UNDER AND BY VIRTUE OF THE LAWS OF THE STATE OF WISCONSIN, MORTGAGEE OF THE ABOVE DESCRIBED LAND, DOES HEREBY CONSENT TO THE SURVEYING, DIVIDING AND MAPPING OF THE LAND DESCRIBED ON THIS PLAT, AND DOES HEREBY CONSENT TO THE ABOVE CERTIFICATE OF BENJAMIN INVESTMENTS 2 INC., OWNER.

IN WITNESS WHEREOF, THE SAID MONONA BANK HAS CAUSED THESE PRESENTS TO BE SIGNED BY _____, ITS _____, AT _____, WISCONSIN, AND ITS CORPORATE SEAL TO BE HEREUNTO AFFIXED THIS _____ DAY OF _____, 20__.

NAME TITLE
STATE OF WISCONSIN)
DANE COUNTY) SS

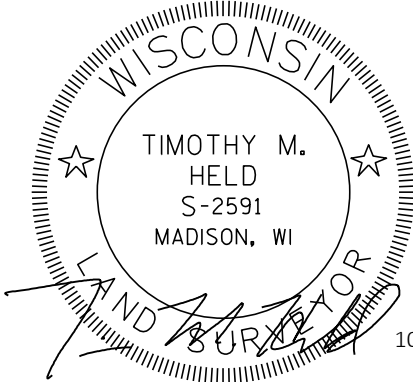
PERSONALLY CAME BEFORE ME THIS _____ DAY OF _____, 20__, _____, PRESIDENT OF THE ABOVE NAMED CORPORATION, TO ME KNOWN TO BE THE PERSONS WHO EXECUTED THE FOREGOING INSTRUMENT, AND TO ME KNOWN TO BE SUCH OF SAID CORPORATION, AND ACKNOWLEDGED THAT THEY EXECUTED THE FOREGOING INSTRUMENT AS SUCH OFFICERS AS THE DEED OF SAID CORPORATION, BY ITS AUTHORITY.

NAME
NOTARY PUBLIC, _____, WISCONSIN
MY COMMISSION EXPIRES _____.

REGISTER OF DEEDS CERTIFICATE:

RECEIVED FOR RECORDING THIS _____ DAY OF _____, 20__ AT _____ O'CLOCK __.M. AND RECORDED IN VOLUME____ OF CERTIFIED SURVEY MAPS, ON PAGES_____.

DANE COUNTY REGISTER OF DEEDS



10-18-2019

KL Engineering
[A] Better Experience
5400 King James Way
Suite 200
Madison, WI. 53719